



**SPECIAL CONCURRENT CITY COUNCIL, HOUSING AND REDEVELOPMENT AUTHORITY, AND PLANNING
COMMISSION WORKSESSION
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM
MARCH 14, 2017
6:00 PM**

Call to order

1. Update on the Southdale Library Site from the City of Edina and Hennepin County

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.

CITY OF RICHFIELD, MINNESOTA
Office of City Manager

March 9, 2017

Council Memorandum No. 26

The Honorable Mayor
and
Members of the City Council

HRA Memorandum No. 7
Housing and Redevelopment
Authority Commissioners
City of Richfield

Subject: Southdale Library Site Redevelopment

Council Members:

Staff became aware of Hennepin County's consideration of redeveloping their Southdale Library site in Fall 2016. The County eventually deferred the project to the City of Edina in planning for the site and seeking proposals for its redevelopment. Since that time, Edina has hosted four public meetings to garner input on the site. Each of these meetings has been attended by Richfield staff, elected/appointed officials, and/or residents.

Bill Neuendorf, Edina's Economic Development Manager, will be attending a Special Joint Work Session of the Richfield City Council, Housing and Redevelopment Authority, and Planning Commission on Tuesday, March 14 at 6:00 p.m. to provide an update on the status of their planning process. Materials provided by Mr. Neuendorf are attached.

Respectfully submitted,



Steven L. Devich
City Manager

SLD:jcs

Email: Assistant City Manager
Planning Commission
Department Directors

Attachments

Economic Development / HRA

Phone 952-826-0407 • Fax 952-826-0390 • www.EdinaMN.gov



Housing and Redevelopment Authority
Established 1974

Date: March 8, 2017

To: Steve Devich, City Manager, City of Richfield

cc: John Stark, Community Development Director, City of Richfield
Margo Geffen, Hennepin County

Bill Neuendorf

From: Economic Development Manager

Re: **Preliminary Redevelopment Visioning for 7001 York Avenue, Edina MN 55435**
Work Session Input

The Edina Housing and Redevelopment Authority, on behalf of Hennepin County, is preparing a preliminary vision for the eventual redevelopment of the Southdale Regional Library Site at 7001 York Avenue in Edina. This “vision” will eventually serve as the basis for a Request for Proposals that is issued to the real estate development community in spring 2017. The professionals at HGA Architects have provided expertise in community engagement and preparation of preliminary sketches to help guide the discussions.

To date, four large-scale public meetings have been held and several focus group meetings have also been conducted to inform staff of market viability and preferences for the site.

We look forward to the upcoming discussion with the elected and appointed leaders at the City of Richfield. At the March 14th work session, we will update the group with information gathered to date and share the two most recent sketches. We welcome your discussion, comments and suggestions.

As you consider the potential opportunities at this site, please also consider whether the City of Richfield may want to work collaboratively with the City of Edina to operate a new community/cultural facility such as a community art center on part of the site. At several of the public meetings, interest was shown in a new community-oriented facility that might enhance the appeal of the new Library.

For additional background about the project, please reference www.EdinaMN.gov/SouthdaleLibrarySite or www.hclib.org.

Attachment: Revised Concept Workshop dated 2/9/2017 (PDF)



ON BEHALF OF HENNEPIN COUNTY
AND
EDINA HOUSING & REDEVELOPMENT AUTHORITY

WELCOME !

**SOUTHDALE LIBRARY SITE REDEVELOPMENT
PRELIMINARY VISIONING**

REVISED SITE CONCEPT WORKSHOP

- Thursday, February 9, 7:00 PM – 9:00 PM

**PUBLIC WORKSHOPS HELD AT SOUTHDALE PUBLIC LIBRARY
7001 YORK AVENUE S, EDINA, MN, 55435**

TONIGHT'S AGENDA

INTRODUCTIONS

1. LOIS LANGER THOMPSON - HENNEPIN COUNTY LIBRARIES DIRECTOR
2. BILL NEUENDORF - EDINA HRA
3. VICTOR PECHATY, MIA BLANCHETT, AMANDA HENDERSON - HGA

TONIGHT'S AGENDA

1. PROJECT OVERVIEW – PRESENTATION OF REVISED SITE CONCEPTS
2. LARGE GROUP Q/A
3. SMALL GROUP DISCUSSION
4. SMALL GROUP REPORTING
5. CLOSING REMARKS/NEXT STEPS

PLANNING PROCESS

1. PUBLIC VISIONING PROCESS/ GATHER INPUT
2. SHAPE PROJECT VISION
 - a) POTENTIAL USES/ PROGRAMS
 - b) POTENTIAL SIZE/ SCOPE RANGE
 - c) URBAN DESIGN PRINCIPLES
3. PREPARE "RFP" - REQUEST FOR PROPOSALS – FOR SITE REDEVELOPMENT
4. INVITE DEVELOPERS AND EVALUATE PROPOSALS
5. COUNTY WILL SELECT PREFERRED DEVELOPER
6. COMMENCE DESIGN/CONSTRUCTION PROCESS

CITY OF EDINA DRAFT GUIDING PRINCIPLES FOR NEW DEVELOPMENT

1. GIVE-TO-GET; PLAN & PROCESS
2. IDENTIFY EDINA CULTURAL PREFERENCES
3. DISTRICT FUNCTION
4. COMPREHENSIVE CONNECTIONS; MOVEMENT
5. SITE DESIGN; TRANSITIONS
6. HEALTH
7. INNOVATION
8. LAND-USE; LIVE-ABLE PRECINCTS
9. ECONOMIC VITALITY

** The site is regulated by City of Edina
Code and Comprehensive plan*



build upon existing assets

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

walkable



**SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://www.pearldistrictproperties.com/pearl-district-pearl-block-2-townhomes.html>

human-scaled

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: www.upstairsbethesda.com

An aerial photograph of a city street, likely in San Francisco, showing a mix of architectural styles. In the center is a large, multi-story brick building with a blue-tiled roof and a row of dormer windows. To its left is a modern building with a curved facade and large glass windows. To its right is a taller, more traditional building with a yellow facade. The street is lined with trees and has a few cars parked. The overall scene is a dense urban environment with diverse architectural styles.

architecturally varied

SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: www.explorethepearl.com

mixed-use



SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: <http://seattle.curbed.com/2016/3/1/11137608/vulcan-sells-south-lake-unions-2200-westlake-complex-for-65m>



family friendly

**SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://www.discoverygreen.com/fieldoflight>



green

**SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://photos.rmlsweb.com/webphotos/16400000/70000/6000/16476091-1.jpg>

sustainable



summer city

**SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <https://www.portlandoregon.gov/parks/article/117198>

winter city

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: <http://www.colorado.com/articles/8-things-do-cherry-creek>

multi-cultural & multi-generational



A vibrant night scene of a city street, likely in a historic district. The street is illuminated by numerous strings of warm white and blue lights hanging from the buildings. In the foreground, three large green patio umbrellas are closed, standing on a sidewalk. To the right, a building with a historic facade features ornate lanterns and flower baskets. A red car is parked on the street. The background shows a modern building with a 'GHA' sign. The overall atmosphere is festive and urban.

a destination

**SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://www.5280.com/node/46417>

DECEMBER 2016 PUBLIC OPEN HOUSES

"TOP TEN LIST"

1. Hennepin County Library – Southdale is a prized regional asset.
2. Provide and improve neighborhood connections and access.
3. Enhance pedestrian safety at York Avenue.
4. Provide more green space on site.
6. Housing at affordable prices or oriented to seniors; Smaller scale local retail preferred over big box.
7. Restaurant/dining options to support library patrons
8. Cultural amenities should be explored.
9. Reinforce community character through education and community programming.
10. Provide adequate site-sensitive parking.

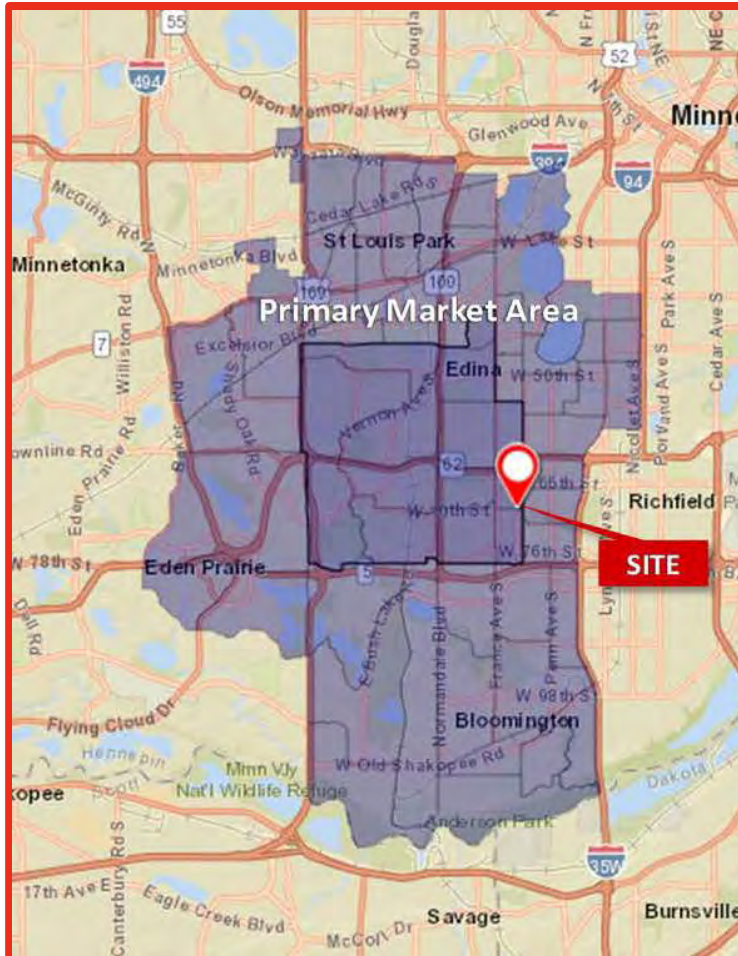
JANUARY 2017 WORKSHOP – KEY THEMES

- Stand-alone library is generally preferred
- Parking should be out of view
- More dedicated green space that accommodates flexible programming is desired
- Maintain lower building heights adjacent to the Richfield neighborhood with taller buildings in middle or along York Ave.
- General concern about overall scale and height of development
- Mixed-use programs are beneficial, if done well

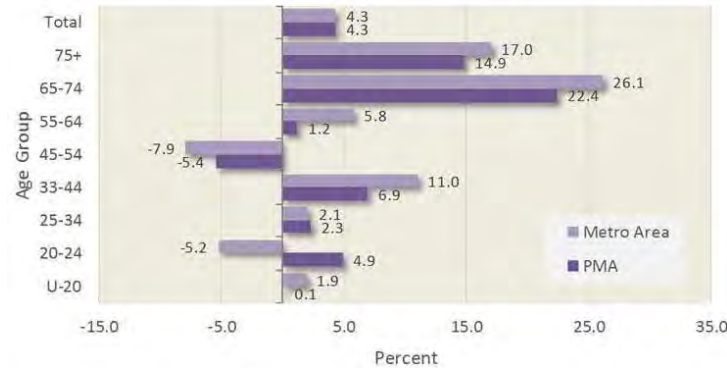
JANUARY 2017 WORKSHOP – KEY THEMES (CONTINUED)

- Preference for building masses shifted towards York Ave. and lower along Xerxes Ave.
- General concern about traffic impact on the area
- The library located along Xerxes Ave. is mostly preferred, but not by all
- Connections to walkways, bike paths and transit are important
- Public, arts and cultural programs are also desired

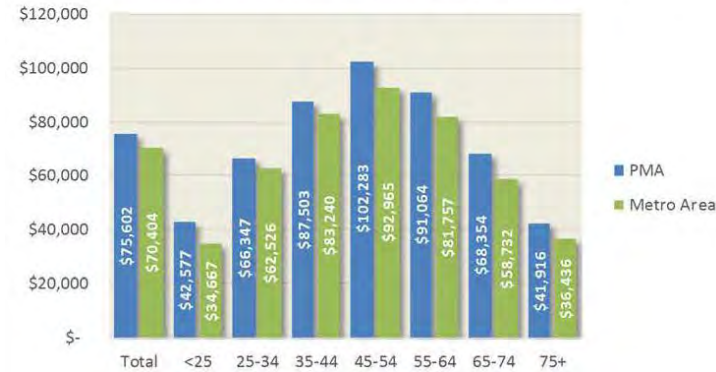
SUMMARY OF MARKET AREA



Projected Population Growth by Age Group: 2016-2021



2016 Median Household Income by Age of Householder



Product Type	Potential
Rental Housing	Modest
Condominium	Strong
Senior Housing	Strong
Retail	Strong
Office	Limited
Hotel	Limited



SOURCE: MAXFIELD RESEARCH AND CONSULTING, LLC
DECEMBER 2016

SOUTHDAL E LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



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4 KEY ELEMENTS FOR SUCCESS

#1



Regional Library

#2



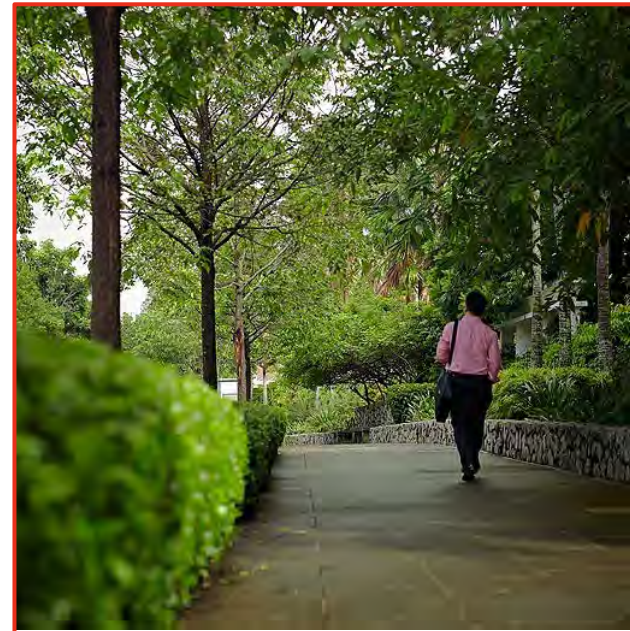
Shared outdoor commons for all

#3



Mixed-use elements

#4



Connections to surrounding neighborhoods

ELEMENT #1: THE LIBRARY

- HENNEPIN COUNTY LIBRARY - SOUTHDALE
- 70,000 SF ON TWO LEVELS



Examples for illustration only

SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



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ELEMENT #2: SHARED OUTDOOR COMMONS FOR ALL



Examples for illustration only

SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

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HENNEPIN COUNTY



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ELEMENT #3: MIXED-USE ELEMENTS



Examples for illustration only

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ELEMENT #4: NEIGHBORHOOD CONNECTIONS



Examples for illustration only

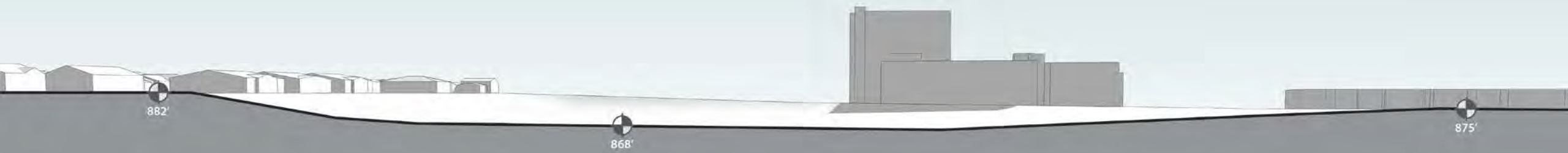
SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



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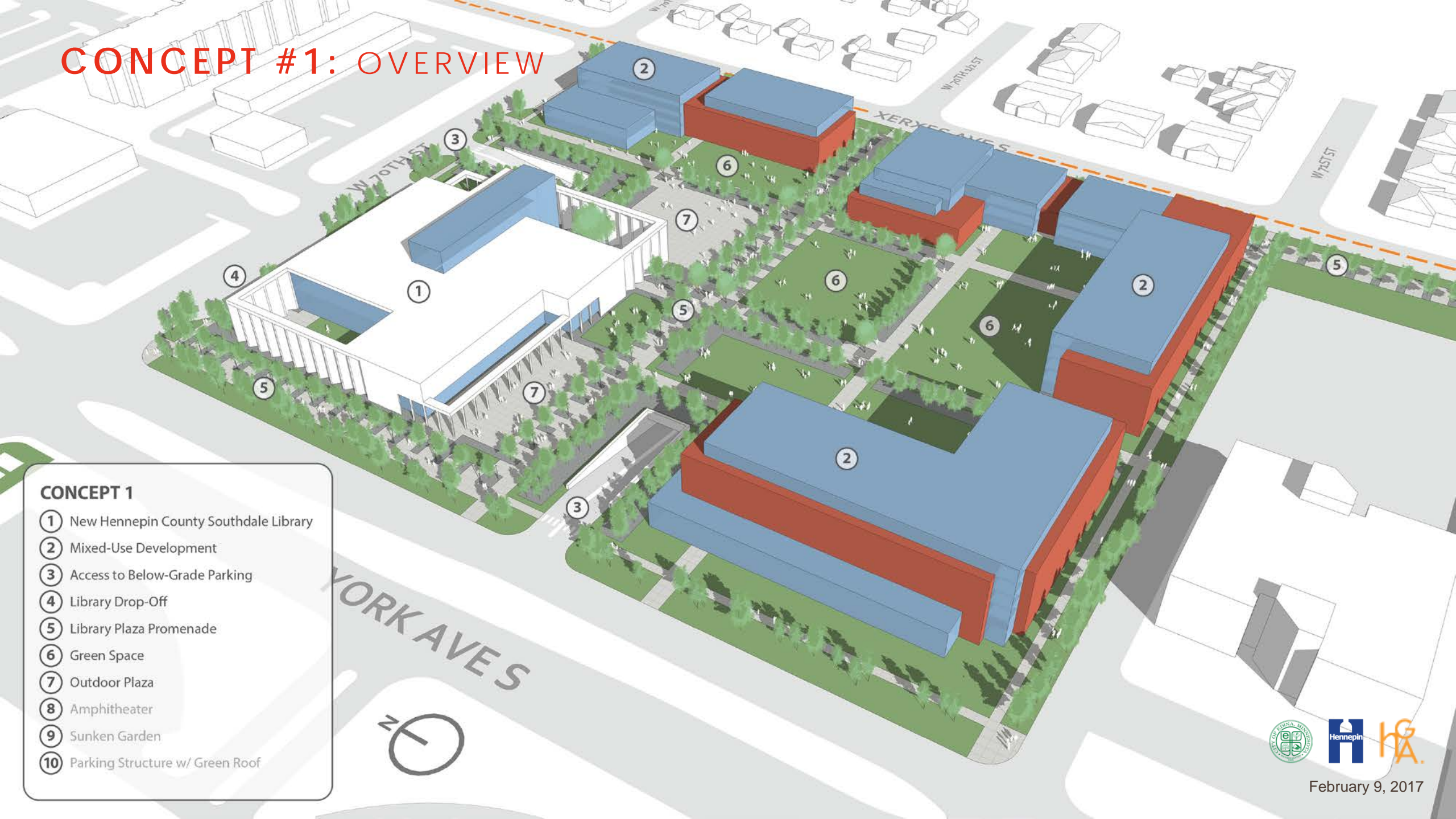
SITE SECTION: EXISTING



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CONCEPT #1

CONCEPT #1: OVERVIEW



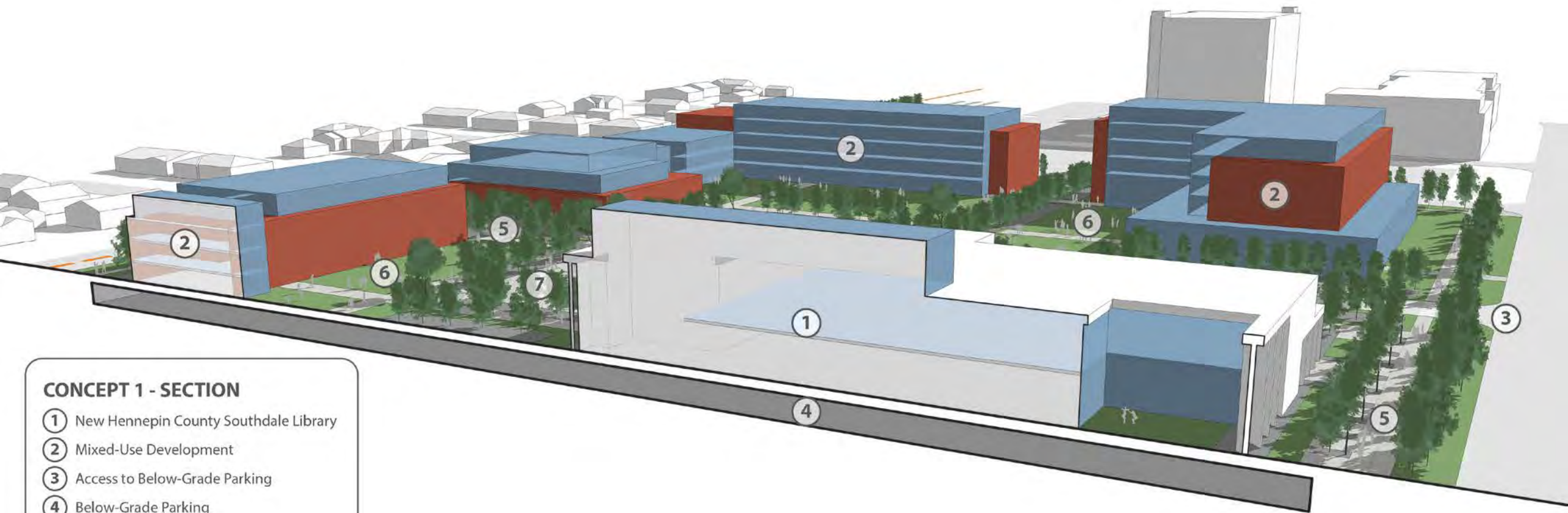
CONCEPT 1

- ① New Hennepin County Southdale Library
- ② Mixed-Use Development
- ③ Access to Below-Grade Parking
- ④ Library Drop-Off
- ⑤ Library Plaza Promenade
- ⑥ Green Space
- ⑦ Outdoor Plaza
- ⑧ Amphitheater
- ⑨ Sunken Garden
- ⑩ Parking Structure w/ Green Roof



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CONCEPT #1: SITE SECTION



CONCEPT 1 - SECTION

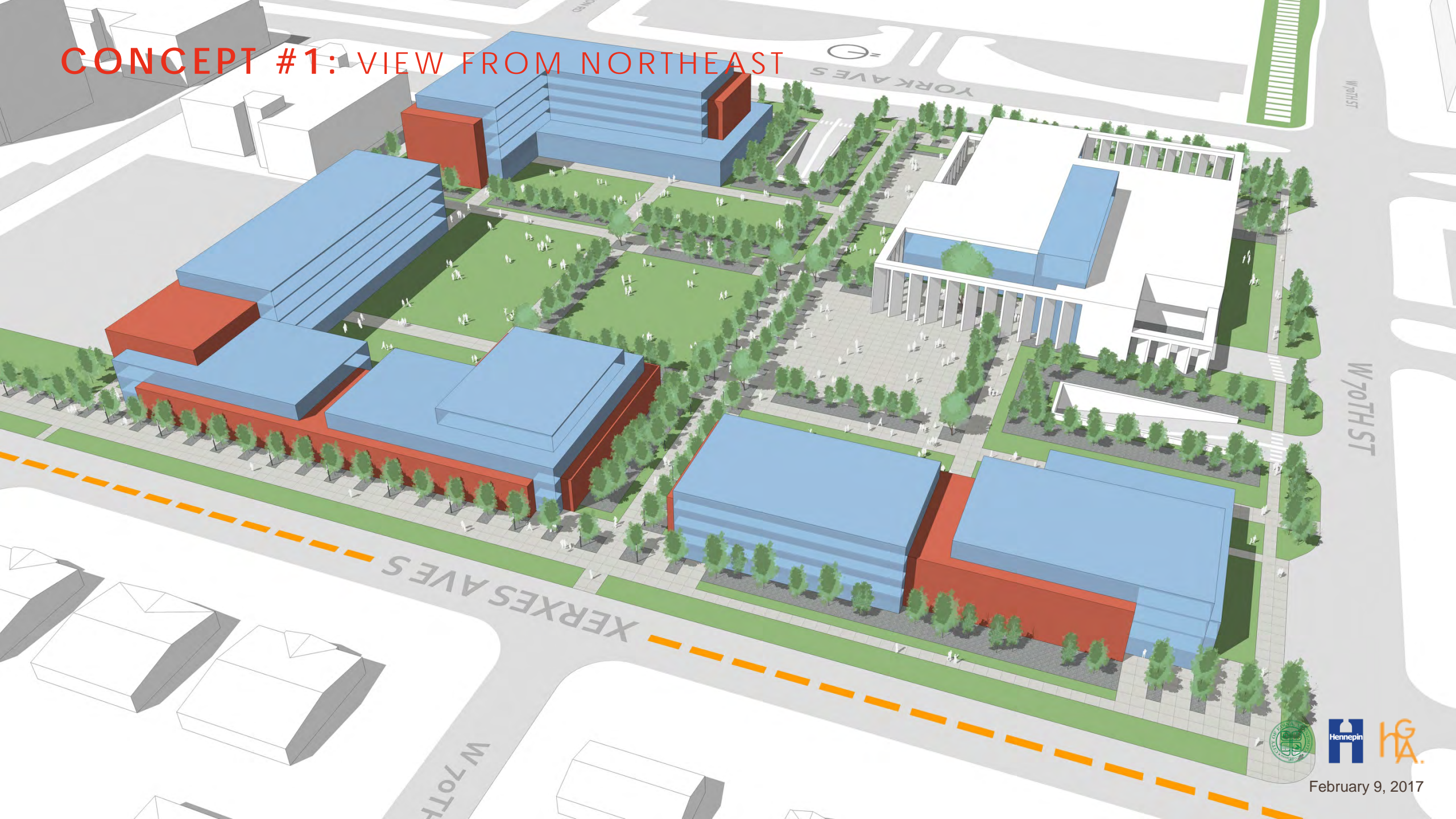
- 1 New Hennepin County Southdale Library
- 2 Mixed-Use Development
- 3 Access to Below-Grade Parking
- 4 Below-Grade Parking
- 5 Library Plaza Promenade
- 6 Green Space
- 7 Outdoor Plaza
- 8 Amphitheater
- 9 Sunken Garden
- 10 Parking Structure w/ Green Roof

CONCEPT #1: VIEW FROM NORTH



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CONCEPT #1: VIEW FROM NORTHEAST



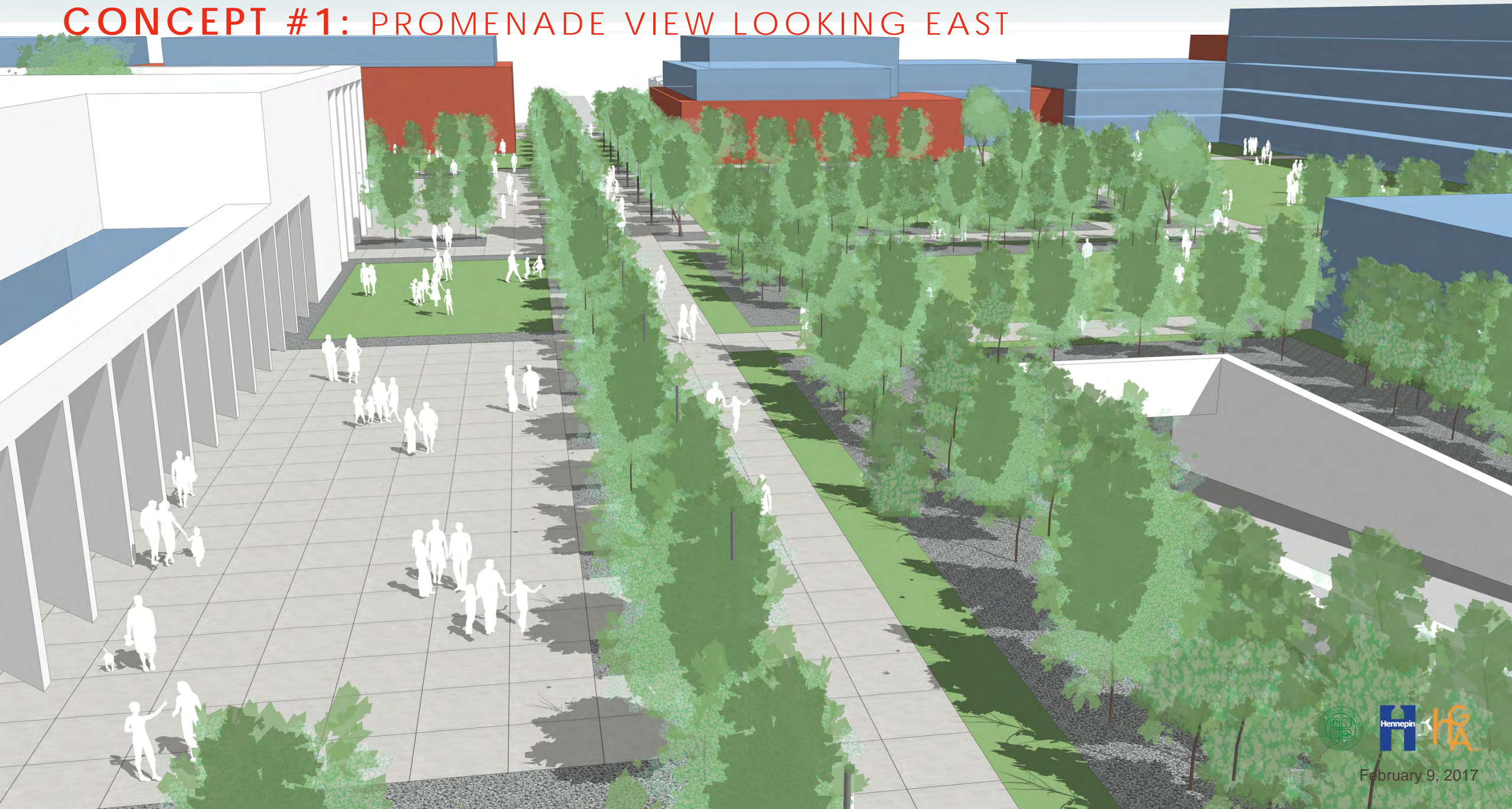
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CONCEPT #1: COURTYARD VIEW LOOKING SOUTHWEST



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CONCEPT #1: PROMENADE VIEW LOOKING EAST



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CONCEPT #2

CONCEPT #2: OVERVIEW



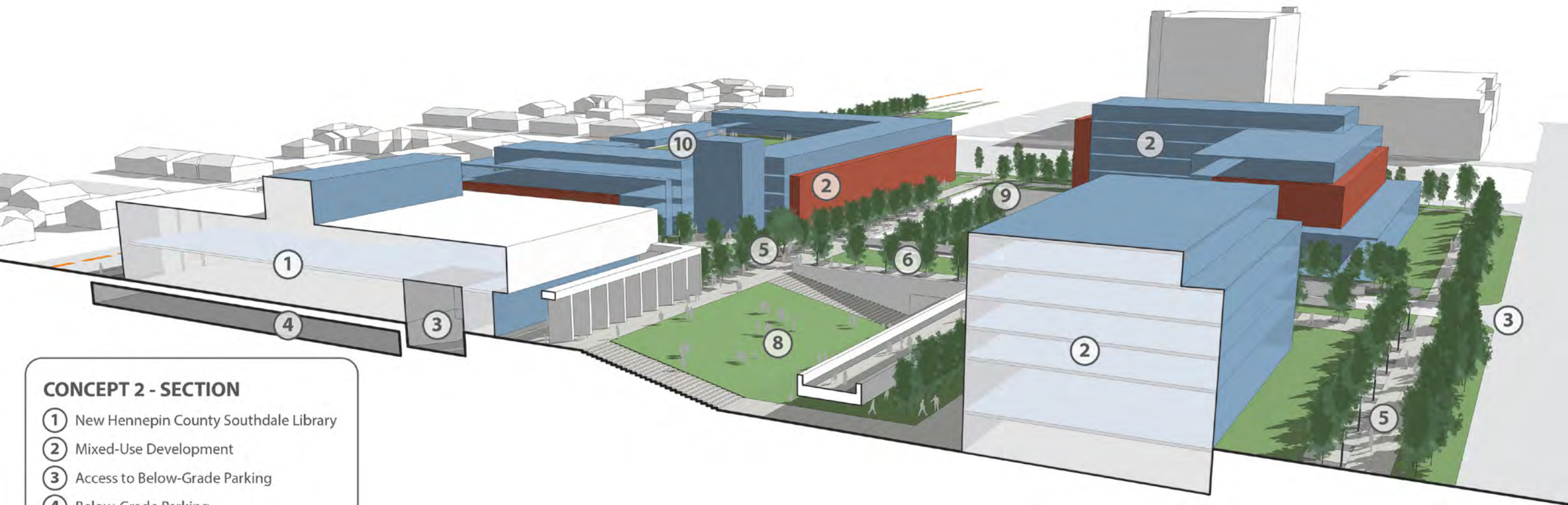
CONCEPT 2

- ① New Hennepin County Southdale Library
- ② Mixed-Use Development
- ③ Access to Below-Grade Parking
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CONCEPT #2: SITE SECTION



CONCEPT 2 - SECTION

- ① New Hennepin County Southdale Library
- ② Mixed-Use Development
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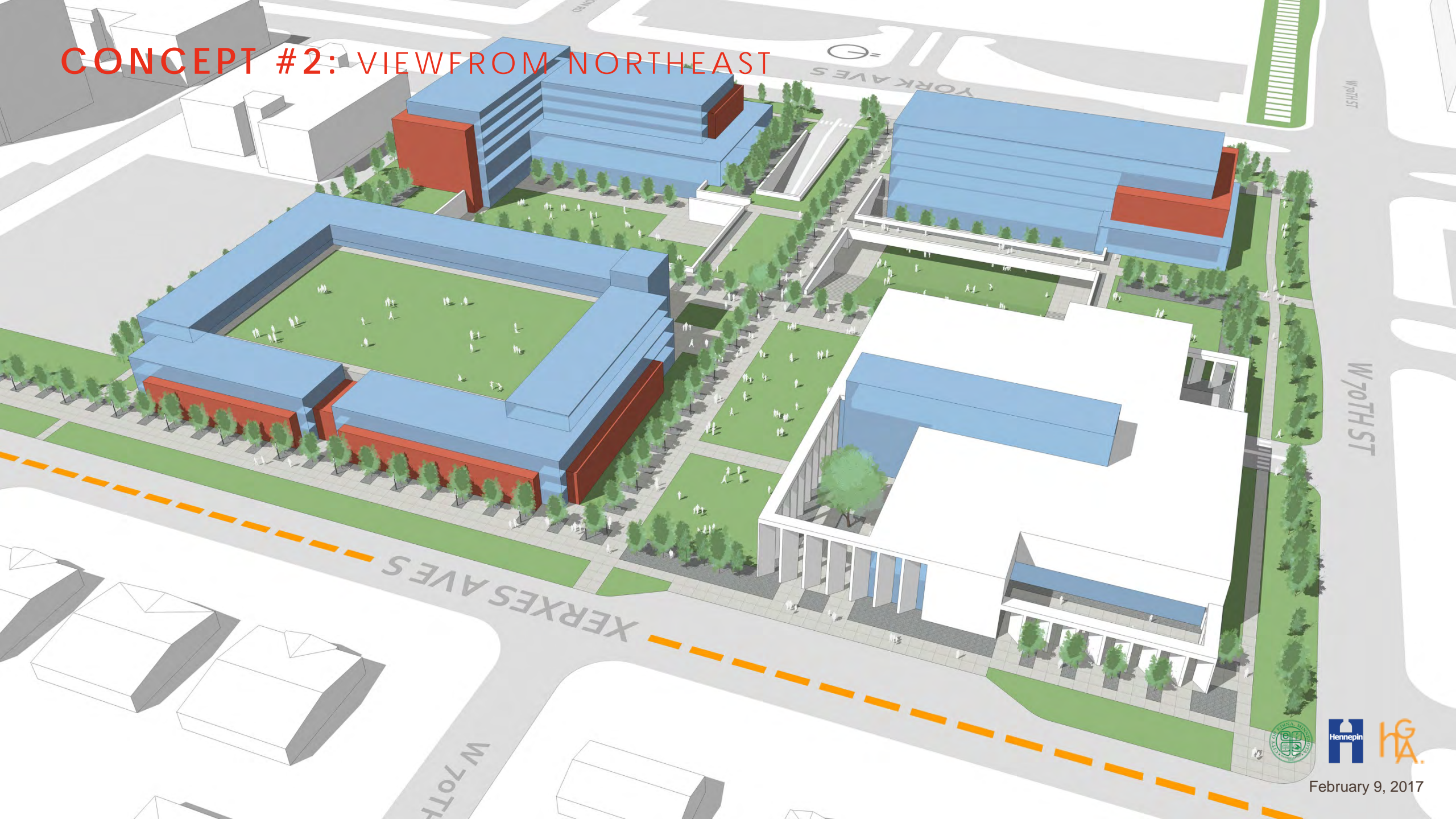
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CONCEPT #2: VIEW FROM NORTH



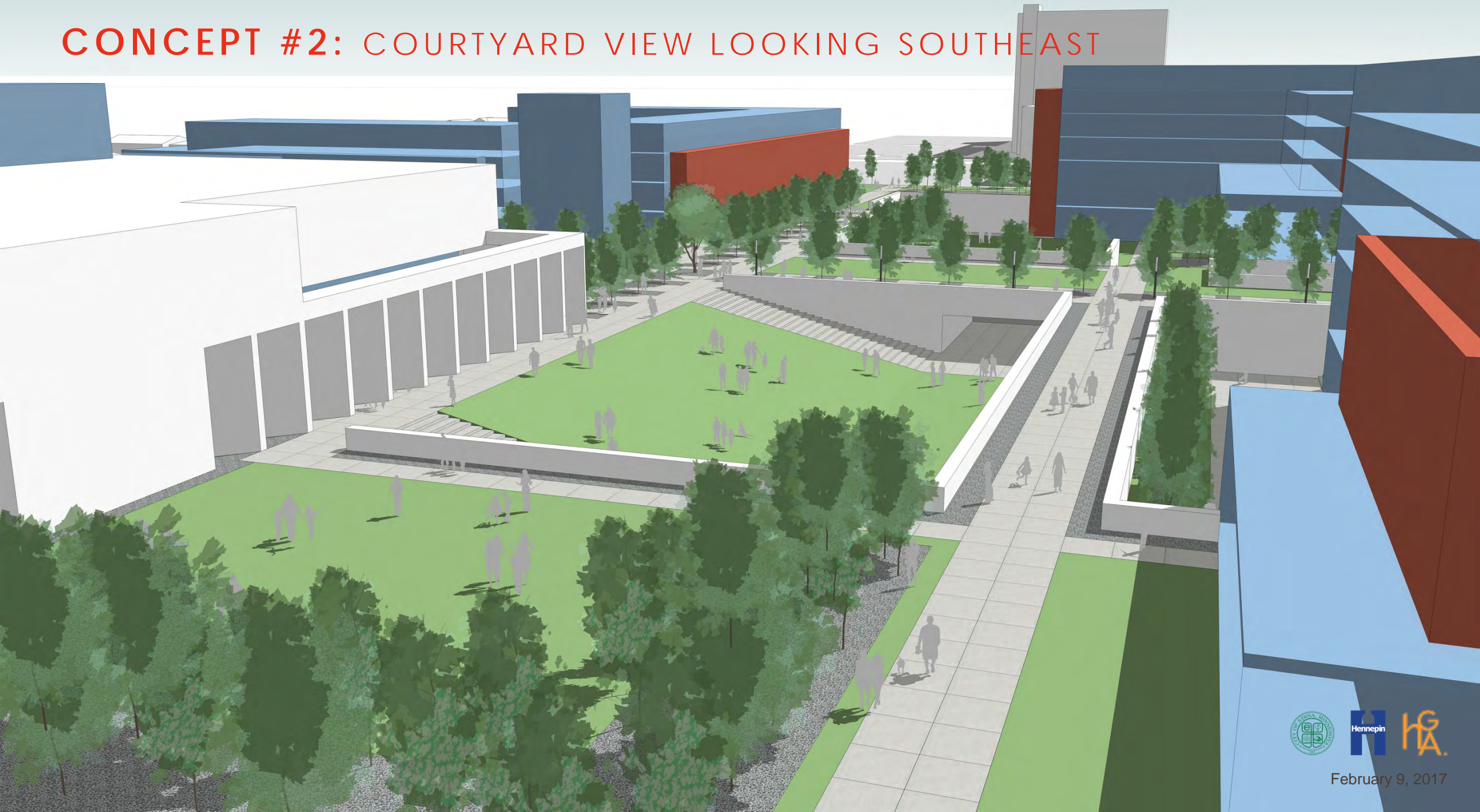
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CONCEPT #2: VIEW FROM NORTHEAST



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CONCEPT #2: COURTYARD VIEW LOOKING SOUTHEAST



February 9, 2017

CONCEPT #2: PROMENADE VIEW LOOKING SOUTHWEST



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SMALL GROUP DISCUSSION

- Please review both concepts. What do you like and dislike about each?
- Which concept best improves connections to local neighborhoods and amenities? Why?
- Are there mixed-use programs missing that would be ideal for this site?
- Which concept creates the best mix of building sizes and uses?
- Which concept provides welcoming access from Richfield & Edina neighborhoods for cars, pedestrians, bicyclists? Why?

SMALL GROUP REPORTING

Use the questions to guide the conversation:

- Group ambassador: please summarize comments from your group
- Did your group prefer a particular concept? Why or why not?
- What do you suggest to improve the conceptual site plans?

Thank you to everyone for sharing your
ideas tonight!

For more info, please visit:

www.EdinaMN.gov/SouthdaleLibrarySite